

Memorandum

TO: PARKS AND RECREATION
COMMISSION

FROM: David J. Mitchell

SUBJECT: SEE BELOW

DATE: 1-25-06

Approved

Date

Council District: 3
SNI: Five Wounds /
Brookwood
Terrace

**SUBJECT: APPROVE A CONCEPT PLAN FOR A PROPOSED PARK AT THE
NORTHEAST CORNER OF BONITA AVENUE AND SUNNY COURT**

RECOMMENDATION

Approve a recommendation to the City Council regarding the acceptance of the proposed site plan associated with a future public park by KB Home at the northeast corner of Bonita Avenue and Sunny Court in Council District Three.

BACKGROUND

On December 7, 2005, the Parks and Recreation Commission deferred action on this Item to its February 2006 meeting. The Developer requested the basketball court be relocated or eliminated from the project. The Developer now is proposing to relocate the basketball court to the corner of Bonita Avenue and Sunny Court by the main entrance to the park.

KB Home (Developer) is proposing the development of 80 single-family detached units on a 7.96 gross acre site located at the northeast corner of Bonita Avenue and Sunny Court in Council District Three. To fulfill its parkland obligation for Planned Development Permit No. PD05-006, the Developer is proposing to build an approximately 0.85-acre neighborhood park site as a turnkey park project. The Developer prepared a site plan for the proposed park and presented it to the community on June 13, 2005. A copy of the proposed park development plan is attached.

On December 7, 2004, the City Council approved General Plan Amendment GP03-03015, for Medium Density Residential (8-16 DU/AC) on seven (7) acres and Public Park/Open Space on one (1) acre of the proposed project site by the Developer (Item 12.1). The City Council also

approved a Planned Development Rezoning to allow 80 single-family detached residences and a public park on the proposed project site.

ANALYSIS

The Commission conducted a public hearing on Wednesday, December 7, 2005 to consider an approval of a recommendation to the City Council regarding the proposed site development plan for a new 0.85-acre park site on the northeast corner of Bonita Avenue and Sunny Court. The proposed site development plan includes a play area, picnic area, a half basketball court, open turf area, fencing, and landscape borders. The Developer requested the basketball court could be relocated or eliminated from the project and is now proposing to relocate the basketball court to the corner of Bonita Avenue and Sunny Court by the main entrance to the park.

The proposed development is located at the northeast corner of Bonita Avenue and Sunny Court. Martin Park is approximately half-mile away to the southwest and Roosevelt Park is approximately one-mile away to the northwest from the proposed housing development by KB Home. The nearest school sites to the development are McKinley and Olinder Elementary Schools, which are about a half-mile away to the southwest. Due to the distances to these other facilities, a public neighborhood park at this location is warranted under the Greenprint and per the Five Wounds/Brookwood Terrace Improvement Plan under the Strong Neighborhoods Initiative Program (SNI). The creation of new parks was emphasized by the Five Wounds/Brookwood Terrace community in preparing its SNI Improvement Plan.

The Developer can meet its parkland obligation under the City's Parkland Dedication Ordinance, Chapter 19.38 of the San José Municipal Code by the dedication of 0.85-acres, which is 0.03 greater than its parkland obligation of 0.82 acres of raw parkland ($80 \text{ units} \times 3.43 \text{ PPH} \times .003 = 0.82 \text{ acres}$). KB Home is also proposing to develop the proposed park, as shown on the attached site plan. The estimated cost to design, construct and inspect the proposed park development as shown on the attached site plan is approximately \$460,000. The Developer is willing to fund the construction of the park, which is above its obligation under the City's Parkland Dedication Ordinance.

OUTCOME

Approval of the proposed site plan will enable staff to craft a turnkey agreement for City Council consideration to have the park constructed, as shown on the attached plan.

PUBLIC OUTREACH

A series of community meetings was held by the City, with the Developer in attendance. On June 13, 2005, approximately 10 community members attended the final meeting at the McKinley Neighborhood Center regarding the design for the proposed park. The community approved the park amenities as shown on the plan, which included a tot play structure, benches, picnic/games tables, a drinking fountain, a half basketball court, an open turf area and perimeter landscaping, and fencing. The community expressed concerns regarding street traffic in front of the proposed park site and that the overall size of the park should be larger.

Notice of the public hearing was mailed by staff to property owners and situs address, if different than the property owner, within 500 feet of the proposed park site. A display ad was placed in the San Jose Mercury News to run on Monday, November 28 and Sunday, December 4, 2005. A mailer regarding the relocation of the basketball court was mailed out last week by staff.

COORDINATION

Preparation of this memorandum has been coordinated with the City Attorney's Office and the Planning, Building and Code Enforcement Department.

COST IMPLICATIONS

The park is anticipated to be completed in Fiscal Year 2008-2009. The annual maintenance cost for the proposed park is estimated at \$15,000 per year.

CEQA

Mitigated Negative Declaration, PDC03-093.

DAVID J. MITCHELL
Parks Planning Manager

Attachment: Proposed Site Plan